



17 Pickmere Avenue, Blackpool,
FY4 3HJ

£95,000

***** ATTENTION DEVELOPERS / INVESTORS *****

This semi-detached house does require work throughout to again present as potentially a lovely family home with invaluable parking.

There are THREE bedrooms a THREE piece bathroom with shower PLUS the separate WC.

To the ground floor are two SEPARATE reception rooms, the kitchen and rear porch/utility.

Gardens front and rear and off-street PARKING.

No onward chain.

- Requires MODERNISATION
- THREE bedrooms
- TWO separate reception rooms
- Kitchen
- Rear Porch (Utility)
- Bathroom PLUS Separate WC
- UPVC double glazing; Gas central heating
- Gardens
- Off street PARKING

Award winning property sales since 1948.



McDonald
Estate Agents

Fylde Coast Property Hub

81-83 Red Bank Road, Bispham, FY2 9HZ

01253 398 498



sales@mcdonaldproperty.co.uk

www.mcdonaldproperty.co.uk



Hall: UPVC double glazed front door, Meter cupboard, Staircase, Double radiator.

Lounge: 14'1" x 12'2" (4.29 m x 3.71 m) Coved ceiling, UPVC double glazed bay window, Double radiator.

Dining Room: 11'9" x 9'6" (3.58 m x 2.90 m) UPVC double glazed window, Double radiator.

Kitchen: 8'7" x 5'8" (2.62 m x 1.73 m) Sink and base unit, UPVC double glazed window, Understairs storage

Rear Porch: UPVC double glazed windows and rear door.

First Floor:

Landing: UPVC double glazed window, Double radiator.

Bedroom 1: 10'6" x 9'9" (3.20 m x 2.97 m) UPVC double glazed window, Double radiator.

Bedroom 2: 10'7" x 9'6" (3.23 m x 2.90 m) Built in cupboard, UPVC double glazed window.

Bedroom 3: 9'9" x 7'0" (2.97 m x 2.13 m) Combi gas central heating boiler, UPVC double glazed window.

Bathroom: Comprising; Panelled bath, Separate shower, Pedestal wash basin, Tiled walls, Wood effect laminate flooring.

Separate WC: Low flush WC.

Outside:

Front: Concreted and flowerbeds to border.

Rear: Mainly as concrete patio for ease of maintenance.

Parking: Off street parking to the front.

Heating: Gas central heating (NOT TESTED).

Tenure: We have been informed that the property is freehold. Prospective purchasers should seek clarification of this from their Solicitors.

Council Tax: Band - A £1518.00 (2024/25)



Award winning property sales since 1948.



Directions: Take Marton Drive heading south, turn sixth left into Harcourt Road, and first right into Pickmere Avenue.

General Disclaimer: Whilst every care has been taken in the preparation of these details, interested parties should seek clarification from their solicitor and surveyor as their complete accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. **Measurements:** Room dimensions are approximate, with maximum dimensions taken where rooms are not a simple rectangle. Measured into bays and recesses where appropriate. Floorplans are for general guidance and are not to scale.

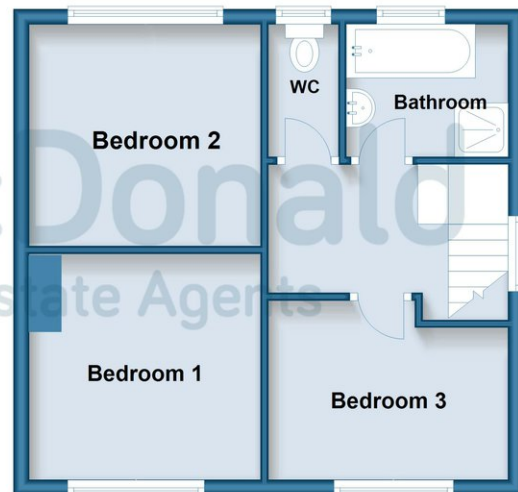
Photography: Images are for representation only and items shown do not infer their inclusion. **Fixtures, Fittings & Appliances:** Unless stated otherwise, these items have not been tested and therefore no guarantee can be given that they are in good working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			86
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Ground Floor



First Floor



Whilst every care has been taken in the preparation of these details, accuracy cannot be guaranteed. These particulars do not constitute a contract or part of a contract. Room dimensions (where shown) are approximate. Floorplans are for general guidance and are not to scale. Plan produced using PlanUp.

Pickmere Road

Are YOU thinking of selling?
 Call McDonald Estate Agents NOW, for
 your FREE market appraisal.

Award winning property sales since 1948.

